

101.0

0004

0002.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,360,300 / 1,360,300

ASSESSED:

1,360,300 / 1,360,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		TOMAHAWK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MAHER JAMES M	
Owner 2: KONNATH KRISTINA	
Owner 3:	

Street 1: 26 TOMAHAWK RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: KONNATH KRISTINA/TRUSTEE -	
Owner 2: THE CLOVER TRUST -	
Street 1: 26 TOMAHAWK RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .228 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Clapboard Exterior and 4095 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9934		Sq. Ft.	Site		0	70.	0.72	4									502,614						502,600	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct			
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value										
101	9934.000	857,700		502,600	1,360,300										
Total Card	0.228	857,700		502,600	1,360,300					Entered Lot Size					
Total Parcel	0.228	857,700		502,600	1,360,300					Total Land:					
Source:	Market Adj Cost		Total Value per SQ unit /Card:	332.23	/Parcel: 332.23					Land Unit Type:					

PREVIOUS ASSESSMENT								Parcel ID		PAT ACCT.	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	857,700	0	9,934.	502,600	1,360,300		Year end	12/23/2021	
2021	101	FV	832,400	0	9,934.	502,600	1,335,000		Year End Roll	12/10/2020	
2020	101	FV	832,400	0	9,934.	502,600	1,335,000		Year End Roll	12/18/2019	
2019	101	FV	613,300	0	9,934.	502,600	1,115,900	1,115,900	Year End Roll	1/3/2019	
2018	101	FV	510,900	800	9,934.	430,800	942,500	942,500	Year End Roll	12/20/2017	
2017	101	FV	510,900	800	9,934.	402,100	913,800	913,800	Year End Roll	1/3/2017	
2016	101	FV	510,900	800	9,934.	344,600	856,300	856,300	Year End	1/4/2016	
2015	101	FV	491,100	800	9,934.	308,700	800,600	800,600	Year End Roll	12/11/2014	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
10/6/2017	1323	Addition	150,000	O					8/21/2018	MEAS&NOTICE	CC	Chris C											
9/15/2004	902	Addition	65,000					2nd level add 3 be	5/29/2009	Measured	189	PATRIOT											
									4/12/2005	Permit Visit	BR	B Rossignol											
									12/10/2004	MLS	MM	Mary M											
									10/21/1999	Meas/Inspect	256	PATRIOT											
									8/5/1991		JK												

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	- Colonial			Full Bath: 3	Rating: Very Good												
Sty Ht: 2	- 2 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1	- Concrete			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good												
Prime Wall: 2	- Clapboard			A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1	- Gable			OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units 1											
Color: GRAY				A Kits:	Rating:												
View / Desir:				Fpl: 2	Rating: Very Good												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: B	- Good			CONDOS INFORMATION													
Year Blt: 1959	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct: G19		Fact: .		Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %	Exterior:				No Unit	RMS	BRS	FL				
Prim Int Wal 2	- Plaster			Functional:		Interior:				1	11	4					
Sec Int Wall:		%		Economic:													
Partition: T	- Typical			Special:													
Prim Floors: 3	- Hardwood			Override:													
Sec Floors:		%		Total:	4.6 %												
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				COMPARABLE SALES									
Subfloor:				Basic \$ / SQ: 130.00		Rate				Parcel ID	Typ	Date	Sale Price				
Bsmnt Gar: 1				Size Adj.: 0.96798909													
Electric: 3	- Typical			Const Adj.: 0.99989998													
Insulation: 2	- Typical			Adj \$ / SQ: 125.826													
Int vs Ext: S				Other Features: 151935													
Heat Fuel: 1	- Oil			Grade Factor: 1.33													
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 899097													
% Com Wal	% Sprinkled			Depreciation: 41358													
				Depreciated Total: 857739													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 101.0-0004-0002.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N Total Yard Items: Total Special Features: Total:																	